

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, August 27, 2013

Mr. Clark called the meeting to order at 7:30 p.m.

ATTENDANCE

Present: Chairman Paul Clark, Mr. James Durham, Ms. Korenyi-Both, Mr. James Briggs, Ms. JoAnne Rau, and Mr. Jeffrey Gammell. Also present: City Planner Steve Feverston, Planner Andrew Rodney, Economic Development Administrator Nathan Cahall, Assistant City Engineer John Sliemers, Municipal Attorney Scott Liberman, and Assistant Clerk of Council Julie Weaver. City Manager Greg Horn came in near the end of the meeting.

Absent: Mr. Bill Etson had notified Mr. Feverston of his absence.

MOTION: Mr. Briggs made a motion to excuse the absence of Mr. Etson. Mr. Gammell seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the July 30, 2013 Work Session or Planning Commission meeting.

MOTIONS: Ms. Korenyi-Both moved for approval of the minutes of the Planning Commission work session of July 30, 2013, as distributed. Mr. Gammell seconded the motion. The motion passed 5-0-1, with Ms. Rau abstaining.

Mr. Gammell moved for approval of the minutes of the Planning Commission meeting of July 30, 2013, as distributed. Ms. Korenyi-Both seconded the motion. The motion passed 4-0-2, with Mr. Briggs and Ms. Rau abstaining.

PUBLIC HEARINGS

**Application P-2013-0042: Variance for Encroachment into the Setback at 791 Kentshire – Applicant, Dave Paxton, Buschur's Home Improvement**

Mr. Rodney presented the background information for the application for a variance to allow a three foot encroachment into the required twelve foot setback for a 9'x9' patio. Using an aerial view and photos, he described the existing conditions and the request for a variance on this corner lot in the Hidden Hills neighborhood. He stated that granting the variance is not necessary for reasonable use of the property and noted that Hidden Hills has a number of irregularly shaped lots. The Planning Department recommended denial of the variance.

When Mr. Clark opened the floor for speakers, Mr. Dave Paxton of Buschur's Home Improvement, 1587 Poe Avenue in Dayton, stated his case for the variance, making the following points:

- Many nearby homeowners have larger side and rear yards, putting this homeowner at a disadvantage.
- The plan was designed for the minimal variance possible.
- The Hidden Hills HOA granted its permission for the enclosure.
- The patio room would not be seen from the street or by the neighbors.

Mr. Paxton shared photos of the area and copies of letters from three neighbors.

Mrs. Martha Williams, owner of the 701 Kentshire, stated that she would like the patio room to enjoy with her cats as she retires from a career as a teacher.

Mr. Robert Brooks, a longtime neighbor at 6501 Shadow Wood Circle, voiced his support for the project, stating that the room would be three feet more narrow than the existing deck.

Ms. Sue Slemker of 757 Kentshire, the neighbor to the north, also spoke in favor of the variance. She said she would not see the room from her yard and that Ms. Williams' yard was always beautifully kept.

Mr. Clark closed the public hearing.

Mr. Briggs stated his support for the variance, since the patio room would be a reduction from the encroachment of the deck.

MOTION: Mr. Briggs made a motion for approval of Variance P-2013-0042 to allow the encroachment of a patio room three feet into the setback at 791 Kentshire. Mrs. Rau seconded the motion. The motion was defeated in a 3-3 vote, with Mr. Durham, Mr. Gammell and Mr. Clark voting no.

Mr. Liberman explained to the applicant that the decision of the Planning Commission could be appealed to the City Council, if an application and a filing fee were submitted to the Clerk of Council within fifteen days.

**Application P-2013-0044: Variance for Signs on Two Frontages – Applicant, Pat Gilligan, Gilligan Oil Company, for Dunkin' Donuts, 9010 Dayton-Lebanon Pike.**

Mr. Rodney reported on the variance application by Dunkin' Donuts to divide the area allowed for wall signage between the two frontages of the business to be built on the corner lot at 9010 Dayton-Lebanon Pike. Mr. Rodney noted that the 0.571 acre lot was currently going through the process of annexation into the City of Centerville. He showed an aerial view and photographs as well as elevations of the building to describe the intent of the variance. Only one wall sign was proposed for each of the two frontages, while, per the UDO, up to three wall signs are allowed on the building elevation (frontage) generating the sign area.

Mr. Rodney stated that variances of this type have been granted to other businesses in similar situations. He noted that staff was working on an update to the UDO so that owners would no longer need to file a variance to split the wall signage area when there

were multiple frontages. Staff recommended approval of the variance, subject to the following condition:

1. Total wall signs shall be limited to two (2), one each on the building façades facing Spring Valley Road and SR 48.

When Mr. Clark opened the public hearing, Mr. Gilligan, the applicant came forward to thank the Planning Commission for its time and consideration. Seeing no other speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Durham made a motion to approve the variance for wall signage on two frontages, subject to the condition recommended by the Planning Department, as shown above. Mr. Briggs seconded the motion. The motion passed unanimously 6-0.

**Application P-2013-0040: Final Development Plan for Cornerstone North, Phase 1 – Applicant, George Oberer, Cornerstone Developers, Ltd.**

Mr. Feverston gave the staff report on the Final Development Plan, Phase 1A of the 154 acre parcel at the northeast corner of Wilmington Pike and Feedwire Road. The site plan showed that Phase 1A of the Final Development Plan covers only the southwest corner of the property, not the entire area of the Preliminary Development Plan which included Phase 1A, 1B and 2. No application had been submitted for a Preliminary Development Plan for the residential area to the northeast, although a Rezoning Application to enlarge this residential quadrant previously was tabled to later this year.

Mr. Feverston used a PowerPoint presentation with an aerial map, photos of the property, and the site plan to explain changes made since the approval by Council of the Preliminary Development Plan for the area. He pointed out the scope of the current project, the phasing, the ingress and the egress included in this application. He stated that the scope of this application is limited to public improvements and infrastructure—mass grading, roads, utilities, detention ponds, storm water management, tree clearing, tree preservation, and site lighting. This Final Development Plan for Phase 1A of Cornerstone North cannot receive full final approval because the size of the footprint of a large format regional anchor necessitated modification of the overlays on the approved Preliminary Development Plan to change the boundaries of the village center. The intent of the current application is to keep the project moving forward. He said that the Planning Commission would receive an amendment to the Preliminary Development Plan within the next few weeks.

Mr. Feverston described the scope of the work to be covered at this time, as he made several points about the plan. Access and egress points for the southwest corner on Wilmington Pike and Feedwire Road would be established, and the interior roadway would run, more or less, between the access points rather than the total distance through the property. He suggested the elimination of a stub street that accessed several smaller business lots as a “public street” requiring public funding. He pointed out that a retaining wall of a modular concrete product, emulating stone, would increase in height up to thirty feet as it angled southeastward across the property north of the building pads for the three major anchors and south of the creek. The wall was expected to be from 800 to 1200 feet long. Mr. Feverston noted that, because Feedwire Road and Wilmington Pike need to be widened, rights-of-way and setbacks must to be established. As a side effect of the

widening and disease, many of the trees that line the perimeter of property will have to be cut down and much of the remaining tree canopy will be lost.

The Planning Department recommended approval of the Final Development Plan for Phase 1A, with 18 conditions. Mr. Feverston explained each condition as he read the following recommendations of the Planning Department into the record:

1. This Final Development Plan shall be limited in scope to include only mass grading, public roadway improvements, tree clearing and preservation, utility infrastructure, street lighting design, and stormwater management; it shall exclude signage.
2. Prior to removal of any tree in the area identified as Sub-area "C" on the FDP between the driveways labeled Entry no. 2 and Entry no. 3, the applicant shall clear sufficient undergrowth to allow inspection by the City Planner of all trees and to identify all trees to be preserved in this area subject to approval by the City Planner.
3. All curb-cuts shown on the internal public street identified as "commercial drive" shall be eliminated from this FDP. An access control plan shall be submitted with any subsequent FDP.
4. Street intersections on Commercial Drive at Entry Drives 1, 2, and 3 shall be designed as 3-way intersections subject to approval by the City Engineer.
5. The developer's engineer shall certify sight distance on the development subject to approval by the City Engineer.
6. The public rights-of-way shown for Wilmington Pike and Feedwire Road shall be modified to the full build design dimensions subject to approval by the City Engineer.
7. Temporary turn-around areas shall be established on the FDP at the ends of the public street labeled as "Commercial Drive" for emergency purposes with the design subject to approval by the City Engineer.
8. The thirty-five (35) foot building setback shown along Feedwire Road shall be increased to fifty (50) feet in accordance with Article 9.05 B, Table 9.0 of the Unified Development Ordinance (UDO).
9. Earthen berming, shall be established within the reserve areas along Feedwire Road, Wilmington Pike and along all internal public streets in accordance with Article 9.25 C, Table 9.6 of the UDO and the Preliminary Development Plan subject to approval by the City Planner.
10. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations, water quality and incorporating erosion control during construction in accordance with

Article 9.35 of the Unified Development Ordinance (UDO). Emergency access easements to the retention ponds shall be a minimum of 10 feet in width in locations on the site that provide adequate access. The access easements shall be described in a legal description and recorded subject to approval by the Municipal Attorney and City Engineer.

11. A geotechnical investigation to identify material properties for design and constructability shall be conducted in accordance with the Ohio Building Code and standard engineering practices by a registered design professional. Construction plans and documents shall include specifications to ensure that proper materials and procedures are used during site grading work in accordance with the provisions of the approved geotechnical report.
12. All retention ponds shall be benched in accordance with Article 9.35 F 7 g of the UDO.
13. The developer's engineer shall be required to inspect all drainage facilities under construction and certify their compliance with approved plans subject to approval by the City Engineer.
14. Grades established by this FDP shall be a maximum of 3:1 with a final grading plan subject to approval by the City Engineer.
15. The final design of the proposed retaining wall shall be subject to approval by the City Planner showing design compatibility with the material selections shown on the PDP and as a part of this FDP.
16. Detailed plan review comments from the City Engineer shall be incorporated into the construction plans.
17. The developer shall demonstrate the ability to provide all necessary utility services per Article 5.13 G 2 of the UDO.
18. No sign shall be approved as a part of this application.

Discussion by the Planning Commission followed. Mr. Durham noted the importance of mitigating the impact of the breadth of the retaining wall for the adjacent residential area to the north. He said significant buffers would be required. He also questioned the inclusion of a number of engineering comments in the conditions. Mr. Feverston stated the importance of these comments so that the City was clear that there were significant engineering issues to be worked out. Mr. Clark asked about good faith efforts as requested by Planning Commission in the work session related to seeding after the grading was completed. Mr. Sliemers noted that erosion control measures require seeding of open ground within 45 days. When Mr. Clark asked if the general timeline for Mr. Oberer's contract was problematic for Engineering, Mr. Sliemers said progress was being made, but details would need to come to the Engineering Department for the traffic improvements and the alignment of Wilmington Pike and Feedwire Road in timely manner. He did not have a definitive answer.

Mr. Clark opened the public hearing and invited Mr. George Oberer, Jr., of Cornerstone Developers, Ltd., to the podium. Mr. Oberer stated his concurrence with the conditions, saying that he and his team had met with staff the day before this meeting. He said one delay related to rights-of-way and easements had come from Sugarcreek Park District that wanted to change the placement of an easement beneath the I-675 overpass through its property. Additional survey work was required.

Discussion of the size of the retaining wall followed. Mr. Durham voiced to Mr. Oberer that there was consensus among the Planning Commission that the residential area to the northeast would need significant buffering and screening from the rear elevations of the commercial buildings which were now atop a 30' retaining wall, especially since Mr. Oberer had asked for rezoning to increase the area for the residential component. Mr. Oberer said that a desirable view was in his best interest when developing the residential component of the parcel. He felt the approval of the wall and the rezoning were separate issues.

Mr. Hall, engineer for Cornerstone Developers, Ltd., Newmark Drive, Miamisburg, stated the Oberer engineering team was trying to reduce the overall height of the wall by 5 to 6 feet.

Marty Hickey, Brown's Run resident, asked how many access points were planned from Cornerstone North onto Brown Road. When Mr. Feverston responded that there would be four, she insisted that there would be wrecks and that she was concerned for the safety of young children who play in the area. Mr. Durham stated the application before the Planning Commission did not include the Brown Road ingress and egress points; the northern portions of the plans would come at a later date. Ms. Hickey asked that the multi-family housing in the residential area not be apartments; she asked for quad units.

Mr. Clark closed the public hearing.

MOTION: Mr. Durham made a motion to approve the Final Development Plan Phase 1A for Cornerstone North, subject to the 18 conditions recommended by staff as listed above. Mr. Gammell seconded the motion. The motion passed 6-0.

**Application P-2013-0039: Three Sign Variances for Phase 1A, Cornerstone North – Applicant, George Oberer of Cornerstone Developers, Ltd.**

Mr. Feverston recommended tabling the variances for sign height, sign area and number of signs at Cornerstone North. He said that the application was premature. Discussion followed between staff, the Planning Commission and the Oberer team. Since an agenda item can be tabled by Planning Commission for only sixty days before a decision must be rendered, Mr. Feverston presented the option of withdrawing the application to be re-filed later. The Planning Commission was in agreement that the fee for the re-filing should be waived. Mr. Oberer withdrew Application P-2013-0039.

**Text Amendment to the UDO: Update References to Chapter 836 and Chapter 844 on Food Vending Vehicles.**

Mr. Feverston explained this text amendment that would update references in the Unified Development Ordinance to food vending vehicle legislation in the Municipal Code. Council recently passed Ordinance No. 8-13 repealing parts of Chapter 836 and creating Chapter 844 in the Municipal Code to regulate the operation of mobile food vending vehicles in the City of Centerville. References to Chapter 836 and Chapter 844 need to be cited correctly in the UDO.

No one came forward for the public hearing.

MOTION: Mr. Durham made a motion to recommend to City Council the approval of the UDO text amendment correcting references to food vending vehicles in the Municipal Code. Mr. Briggs seconded the motion. The motion passed 6-0.

**Application P-2013-0037: Major Site Plan for Centerville Place – Thomas Dusa, Haley Dusa Group, Applicant.**

Mr. Feverston reported on the application by Mr. Thomas Dusa of the Haley-Dusa Group for a Major Site Plan which, along with a record plan, would separate three outlots from the parcel that is the site of the former Kroger building for Black Equities, the owner of the Centerville Place Shopping Center. The Wendy's Restaurant and two banks occupy the outlots. Legal non-conformities, such as easements under buildings and insufficient parking and paving setbacks, must be corrected as part of the Major Site Plan. Mr. Feverston described the Major Site Plan using photos of the area. Important elements included widening parking and paving setbacks, reshaping landscape islands, limiting access for proper stacking at the intersection and improving sight distance. He noted that the use of 42' high lighting fixtures would require a variance, but poles of standard height and sufficient shielding could be used. The Planning Department recommended approval of the Major Site Plan subject to the following twelve conditions:

1. A sidewalk connection along the east-west access drive shall be constructed from the main building entrance to the frontage road subject to approval by the City Engineer.
2. All parking lot drive aisles shall have a minimum width of twenty four (24) feet subject to approval by the City Planner.
3. The proposed landscape islands along the north-south frontage road and situated on the shopping center parcel shall be widened and/or the light poles be relocated into these landscape islands to provide the required minimum landscaping at the base on the light poles and to provide a minimum drive aisle width of twenty-four (24) feet subject to approval by the City Planner.
4. Prior to issuance of the Zoning Certificate, a final landscaping plan shall be submitted subject to approval by the City Planner.
5. A performance bond or other construction guarantee shall be posted by the

developer for all landscape, screening, or bufferyard improvements required by the Unified Development Ordinance (UDO) subject to approval by the City Planner in accordance with Article 9.25 C of the UDO.

6. Prior to issuance of the Zoning Certificate, a lighting plan shall be submitted subject to approval by the City Planner.
7. All light poles shall have a maximum height of 30 feet. A variance must be sought by the applicant and approved by the Planning Commission to allow for a pole height of 42 feet.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. All proposed curbs shall be ODOT type 4-C or type 6 curbs.
10. Curbing shall be constructed on the First Financial Bank outlot where the curb-cut is to be eliminated subject to approval by the City Engineer.
11. One parking stall on each side of the east-west access drive at the western end shall be eliminated and replaced with a landscape island for sight distance purposes subject to approval by the City Planner.
12. Landscape islands that are to be completely re-built shall incorporate a compound radius into their design subject to approval by the City Engineer.

Mr. Dusa invited comments from the applicant, Mr. Thomas Dusa, 270 Regency Ridge Drive, who stated the owners did not intend to add any buildings, that they concurred with following the conditions and that they would not be using lighting that required a variance.

MOTION: Mr. Gammell made a motion to approve the Major Site Plan for Centerville Place, subject to the twelve conditions recommended by staff, as listed above. Ms. Korenyi-Both seconded the motion. The motion passed unanimously.

**Application 2012-0186: Record Plan for Centerville Place – Applicant, Thomas Dusa, Haley-Dusa Group.**

Mr. Feverston gave the staff report for the record plat for the same 15.25 acres of Centerville Place discussed in the previous agenda item. Mr. Feverston noted that the plat would not be signed and released until the work of the major site plan was completed and inspected or was bonded.

The Planning Department recommended approval subject to the following conditions:

1. This record plat shall be released for recording by the City at the time when one of the following is met:



- a. All permitting and construction of all improvements shown on the Major Site Plan application P-2013-0037 as approved by the Planning Commission has been completed and inspected by the City or
  - b. A bond in an amount acceptable by the City Engineer is posted by the property owner for all improvements shown on the Major Site Plan application P-2013-0037 and as approved by the Planning Commission.
2. Prior to recording of this plat, an owners' association or other legal regime shall be established for the purpose of maintenance of all common facilities including vehicular and pedestrian access, landscape, and stormwater drainage subject to approval by the City Attorney.
  3. Prior to recording of this plat, the language for the "Restrictions on Sanitary Sewer Easements" shall be subject to approval by Montgomery County Water Services.
  4. An easement, reserve or common area shall be established on the record plat allowing the main shopping center sign to be maintained in a legal location on the site subject to approval by the City Attorney.
  5. The Applicant shall identify the overland flood route.

Mr. Clark opened the public hearing. Mr. Thomas Dusa, Haley-Dusa Group, expressed his client's willingness to follow through with the recommended conditions. Seeing no other speakers, Mr. Clark closed the public hearing.

MOTION: Ms. Korenyi-Both made a motion to recommend approval of the record plan for Centerville Place to City Council, subject to the five conditions given by staff. Mr. Briggs seconded the motion. The motion passed 6-0.

**Application P-2013-0045: Major Site Plan for South Point Medical at 6601 Centerville Business Parkway – Applicant, Anthony Taylor.**

Mr. Rodney presented the background for this application by Anthony Taylor for a Major Site Plan for an O-PD property at 6601 Centerville Business Parkway. Mr. Clark handed Mr. Gammell the gavel and left the podium, as Mr. Rodney described the changes to the parking areas at South Point and pointed out on an aerial map where the ninety-one parking spaces would be added.

Mr. Clark returned to the dais and Mr. Gammell returned the gavel.

Mr. Rodney showed the storm water detention area, the landscaping and bufferyards. He used photos and a site plan to show the office park environment, the park-like front entry, the right-of-way line, and the areas needing berms and increased landscaping. He noted that the applicant should identify the landscaping at the entry to receive credit for the overall landscaping requirements. No lighting plan was provided, but one is required. Staff recommended approval of the application, subject to the following four conditions:

- 1 Detailed plan review comments from the Engineering Division shall be incorporated into the construction plans subject to approval by the City Engineer.

2. A Landscape Plan meeting the requirements of Article 9.25 of the UDO shall be reviewed and approved by the City Planner. Such plan shall specifically address landscaping requirements along the southwest property line and the Centerville Business Parkway right-of-way for those areas defined as new pavement and parking areas.
3. A Lighting Plan meeting the requirements of Article 9.27 of the UDO shall be reviewed and approved by the City Planner for those areas defined as new pavement and parking areas.
4. A performance bond or other construction guarantee shall be posted and a cost estimate be determined by the developer for all landscape, screening, or buffer yard improvements required by the Unified Development Ordinance (UDO) in accordance with Article 9.25 of the UDO.

Mr. Taylor, 122 North Jefferson Street, Dayton, came forward when Mr. Clark opened the public hearing and noted that the increased parking was an effort by the owners in pursuit of a large tenant for the building. Ms. Rau noted the lack of sidewalks, and Mr. Taylor stated that people would make their way through the parking lots to access the building.

MOTION: Ms. Korenyi-Both made a motion to approve the Major Site Plan for South Point, subject to the four conditions recommended by staff, as shown above. Mr. Gammell seconded the motion. The motion passed 6-0.

**Application P-2013-0041: Record Plan for Cornerstone North, Phase 1A – Applicant, George Oberer, Jr., Cornerstone Developers, Ltd.**

Mr. Feverston presented the staff report for this application for a record plat at 5300 Wilmington Pike showing rights-of way for roadways, easements for utilities, site lighting and boundaries for major segments of Phase 1A as expected in the Revised Preliminary Plan and revised Final Development Plan. Exact rights of way are not yet available for the corner at Wilmington Pike and Feedwire Road. This plat is limited in scope; no individual building lots or setbacks are included; it is strictly a rights-of-way and easement plat.

Staff recommended approval of the record plan, subject to two conditions with each condition having a significant number of parts. As stated in the conditions, the approval of the Planning Commission cannot be finalized until all the parts of Condition 1. are met. The conditions of approval are as follow:

1. This record plan shall be released for City Council review by the City Planner at the time when all of the following conditions are met:
  - A. The record plan shall be modified to include the entire 157 acres more or less that constitutes Cornerstone North and shall be limited to only include public right-of-way dedication, and all necessary public and private utility easement dedication for Phases 1a, 1b and 2 of Cornerstone North. No building lots or

setbacks shall be recorded as a part of this record plan. Additional platting will be required for future roadway and easement dedications as well as the establishment of any building lots.

- B. The public right-of-way for Feedwire Road is dedicated to the City and the recorded plat book and page is referenced on this record plan.
  - C. The land for Brown Road right-of-way is deeded to the City of Centerville Community Improvement Corporation and the recorded deed number or the plat book and page is referenced on this record plan.
  - D. The public rights-of-way shown for Wilmington Pike and Feedwire Road shall be modified to the full build design dimensions subject to approval by the City Engineer.
  - E. The public rights-of-way shown on the record plan for that portion of the public street labeled as "Commercial Drive" within the Village Center area shall have a right-of-way width of sixty-six feet (66') subject to approval by the City Engineer.
  - F. The public street labeled as "Commercial Drive" within the Village Center area shall be designed in accordance with Article 9.07 F 2, Exhibit 9.18 with the allowance of left turn lanes at Entry Drives nos. 1 and 2 subject to approval by the City Engineer.
  - G. The reserve areas required by the approved Preliminary Development Plan for the bufferyards along Wilmington Pike and Feedwire Road shall be established by the record plan and a covenant placed on the record plan providing for common landscaping, irrigation and maintenance by a master association or a legal regime approved by the Municipal Attorney that will give similar enforcement power to the City to require uniform high quality maintenance.
  - H. A public access easement shall be established for all public sidewalk or hiker/biker paths where such paths are outside any public right-of-way subject to approval by the City Planner.
  - I. All storm sewers situated outside of a public right-of-way shall be placed in a private storm sewer easement for the purpose of maintenance by the established master association or other legal regime subject to approval by the City Engineer.
2. Prior to recording of this plan, the following conditions shall be met by the applicant:
- A. A master association or other legal regime shall be established for the purpose of maintenance of all common facilities including vehicular and pedestrian access, landscape, street lights, irrigation, and stormwater drainage subject to approval by the City Attorney.

- B. Wilmington Pike and Feedwire Road shall be widened and all public improvements shall be in accordance with Article 9.13 of the UDO and the Traffic Impact Study, Phase 1a subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place money in escrow with the City in an amount approved by the City Engineer to be used for the future improvement of Wilmington Pike and Feedwire Road or the developer may enter into a development agreement with the City.
- C. All street names shall be subject to approval by the City Planner.
- D. The stub street shown in Lot #3 shall be eliminated as a public street.
- E. All areas identified as drainage easements shall be labeled as private drainage easements.
- F. Utilities shall be located in public right-of-way where practical subject to approval by the City Engineer.
- G. The developer shall furnish to the City the dedicated easement to the Greene County Sanitary Engineer and guarantee of installation for the off-site water line as shown on sheet 58 of the Final Development Plan.
- H. An emergency access easement to the retention ponds shall be a minimum of 10 feet in width and established in locations on the site that provide adequate access subject to approval by the Municipal Attorney and City Engineer.
- I. Sidewalks and/or hiker/biker paths shall be constructed on both sides of all internal public streets.
- J. Final pavement marking and street signage plans shall comply with detailed plan review comments from the City Engineer.
- K. Detailed plan review comments from the City Engineer shall be incorporated into the construction plans.
- L. A temporary easement establishing turn-around areas shall be established on the record plan at the ends of the public street labeled as "Commercial Drive" for emergency purposes subject to approval by the City Engineer.

Mr. Durham questioned the inconsistency of the widths of the entrance streets and Mr. Feverstson explained the reasoning. Mr. Durham also pointed out the unusual nature of the conditions. Mr. Feverstson said the conditions were meant to expedite the process, so that many of the details that still need to be ironed out, could be completed before Council would see the record plat and still allow approval at the earliest date possible.

Mr. Oberer stated that he concurred with the conditions.

MOTION: Mr. Durham made a motion to approve the record plan subject to the conditions recommended by the Planning Department, with two modifications—Item 1. G. should use the term “City Attorney” for consistency and Item 2. H. should also say “City Attorney.” Ms. Rau seconded the motion. The motion passed 6-0.

## COMMUNICATIONS

Mr. Rodney shared a draft of proposed changes to the UDO that would allow for wall signs on multiple frontages in places such as Loop Road or the Dunkin’ Donuts at SR 48 and Spring Valley Road. Planning Commission concurred that the draft should be prepared for a public hearing at a future Planning Commission meeting.

Mr. Cahall made comments about agenda items for the Planning Commission meeting on September 10, 2013. He stated that a parcel for a new subdivision at Yankee Trace was being annexed to the City. The parcel is along Paragon Road south of the curve and extends westward to Yankee Trace Drive. Brian Barnard submitted applications for rezoning and for a Residential Cluster Development Plan. Mr. Cahall shared some of the preliminary details.

Mr. Feverston noted that the tabled application by Mr. Tim Minton for his site plan at 162 W. Franklin was expected to be ready for the meeting on September 10, 2013.

Mr. Clark welcomed Mr. Rodney to the Planning Department team.

The next meeting of the Centerville Planning Commission was expected to be September 10, 2013 at 7:30 p.m. in the Council Chambers.

There being no further business, Mr. Clark adjourned the meeting.



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Paul Clark, Planning Commission Chair